Doc. #5176
APPROVED BD. M
5/11/89

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

RESOLUTION

BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OR TAKING dated MAY 11 1989 relating to portions of the SOUTH END URBAN RENEWAL AREA, Mass. R-56, be executed together with a Plan entitled, "Plan of Land, 180 Shawmut Avenue, Boston, Mass., Parcel 3B-2B, dated September 18, 1987," and made a permanent part of these proceedings, a copy of which the Secretary shall cause to be recorded in the office of the Registry of Deeds for the County of Suffolk.

A true copy

CERTIFICATE

I hereby certify that the following names constitute the entire membership of the Boston Redevelopment Authority:

Clarence J. Jones	Michael F. Donlan
James K. Flaherty	Francis X. O'Brien

A true copy

ATTEST: Kane Simonian
Secretary of the Boston Redevelopment Authority

RFC7/R

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

BOSTON REDEVELOPMENT AUTHORITY

ORDER OF TAKING

WHEREAS, the Boston Redevelopment Authority, in accordance with G. L. c. 121B and its predecessor Statute G.L. c. 121, adopted and filed in the Suffolk County Registry of Deeds, Book 8056, page 295, and ORDER OF TAKING, dated June 30, 1966, concerning and describing the SOUTH END URBAN RENEWL AREA, all of the findings, determinations and descriptions set forth therein being incorporated herein by reference and made a part hereof; and

WHEREAS, the Boston Redevelopment Authority has deposited with the Mayor of the City of Boston security to his satisfaction for the payment of such damages as may be awarded in accordance with law to the owner or owners of said area, as required by G.L. c. 79, s. 40.

NOW, THEREFORE, BE IT ORDERED that the Boston Redevelopment Authority, acting under the provisions of said c. 121B, and all other authority thereunto enabling and pursuant the applicable provisions of said c. 79, and of any and every power and authority to it, granted or implied, hereby takes for itself in fee simple by eminent domain, for the purposes hereinbefore set forth or referred to, the area or areas located in the City of Boston as hereinafter described in ANNEX A, together with any and all easements and rights appurtenant hereto, including the trees, buildings and other structures standing upon or affixed thereto, and including the fee, if any, in all public streets, highways and public ways in said area or areas or contiguous and adjacent to the property taken hereby, provided such fee is a part of said property, except any and all easements of travel in and to any and all public streets, highways and public ways in said area or areas or contiguous and adjacent thereto.

AND FURTHER ORDERED that in accordance with the provisions of said c. 79, as amended, awards are made by the Boston Redevelopment Authority for damages sustained by the owner or owners and all other persons, including all mortgagees of record, having any and all interest in each parcel described in ANNEX A and entitled to any damages by reason of the taking hereby made. The Boston Redevelopment Authority reserves the rights to amend the award at any time prior to the payment thereof by reason of a change in ownership or value of said property before the right to damages therefor has become vested or for other good cause shown. The awards hereby made are set forth in ANNEX B, which ANNEX B is not to be recorded in the Registry of Deeds with the Order of Taking.

AND FURTHER ORDERED that the Secretary of the Boston Redevelopment Authority cause this instrument of Taking to be recorded in the Suffolk County Registry of Deeds.

IN WITNESS WHEREOF, we, the following members of the Boston Redevelopment Authority have cause the corporate seal of the Authority to be hereto affixed and these presents to be signed in the name and behalf of the Boston Redevelopment Authority.

DATED: MAY 11 1989 BOSTON REDEVELOPMENT AUTHORITY

By:

Clarence J. Jones

Rachael A. Sullivan

James K. Flaherty

Francis X. O'Brien

ATTEST:

Secretary of the Boston Redevelopment Authority

Approved as to Form:

Ralph F. Cahill, Assistant General Counsel

ANNEX A

BOSTON REDEVELOPMENT AUTHORITY

SOUTH END URBAN RENEWAL AREA

TAKING AREA DESCRIPTION

The following parcel of land is to be taken by this Order of Taking:

Parcel 3B-2B, consisting of 16,628 square feet, as shown on a plan entitled, "Plan of Land 180 Shawmut Avenue, Boston, Mass., Parcel 3B-2B," dated September 18, 1987, prepared by Briggs Associates, Inc., which Plan is recorded herewith.

The owner of the parcel hereby taken is unknown.

RFC7/R

ANNEX B

BOSTON REDEVELOPMENT AUTHORITY

SOUTH END URBAN RENEWAL AREA

AWARD OF DAMAGES

No awards are made with this Order of Taking.

ADOPTED 5/11/89

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF CCBA LIMITED PARTNERSHIP,
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS,
AND PROPOSED DISPOSITION OF PARCEL 3B-2B,
SOUTH END URBAN RENEWAL AREA,
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the CCBA Limited Partnership has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel 3B-2B in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the CCBA Limited Partnership be and hereby is granted final designation as Redeveloper of Parcel 3B-2B in the South End Urban Renewal Area.

2. That it is hereby determined that the CCBA Limited Partnership possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Final Working Drawings and Specifications submitted by the CCBA Limited Partnership dated March 3, 1989 for the development of Parcel 3B-2B be approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed and any other instruments necessary to convey Parcel 3B-2B to the CCBA Limited Partnership, said documents to be in the Authority's usual form, incorporating such deed restrictions or covenants to insure the long term affordability of the units.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement of Public Disclosure" (Federal Form H-6004).

#5176
5/11/89

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATIONS OF THE URBAN RENEWAL PLAN OF THE SOUTH URBAN RENEWAL AREA, PROJECT NO. MASS. R-56 and AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter XII of said Plan entitled: "Modifications and Termination" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modifications with respect to Parcel 3B-2B are consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the proposed amendments to the Plan are minor changes and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan; and

WHEREAS, the proposed amendments to the Plan are necessary to effectuate the redevelopment of Parcel 3B-2B;

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment,

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY,

That, pursuant to Section 1201 of the South End Urban Renewal Plan, Mass. R-56, it be and hereby is amended as follows:

1. Chapter VI, "Land Use, Building Requirement and Other Controls", Section 604, Land Use Controls, Permitted Uses is hereby modified by inserting at the end thereof ", residential".

That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan;

That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;

That it is hereby found and determined that the proposed development will not result in significant damage to or impairment

of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment;

That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.

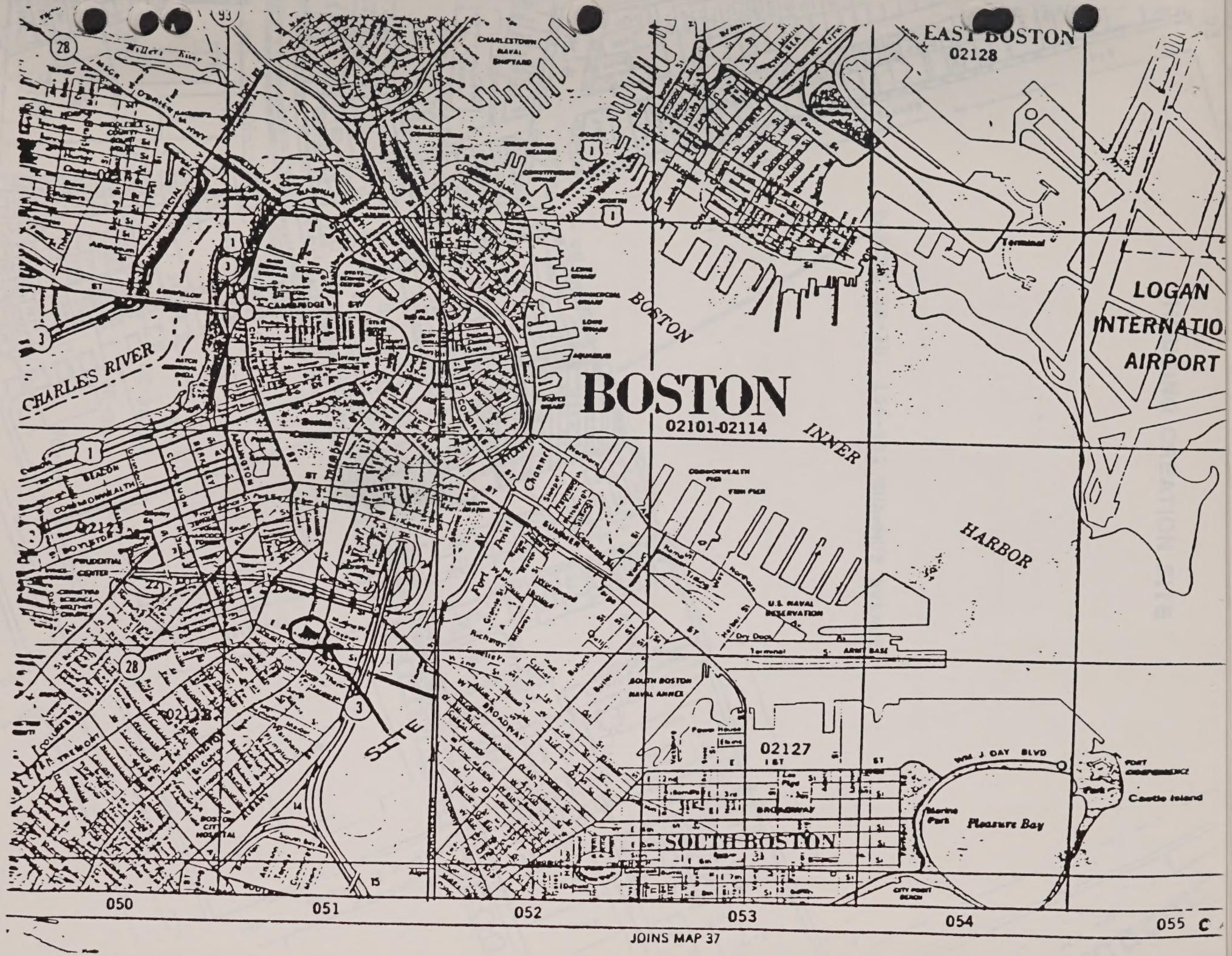
VOTED: That the BRA adopt the following Resolution with regard to the final designation of the CCBA Limited Partnership, the nominee of the tentative designee CCBA, as Redeveloper of South End Urban Renewal Parcel 3B-2B, for the construction of 40 rental housing units, 26 (65%) of which will be affordable to low- and moderate-income households.

AND FURTHER
VOTED: That the Housing Creation Proposal submitted by Perry/Jaymont Venture, approved by the BRA on April 6, 1989, be amended to allow the interest accruing on the Net Present Value of the Development Impact Project Exactions to be used to fund construction cost overruns and to pay escrow fees, and that any other interest to remain in escrow subject to the Escrow Agreement and Housing Creation Agreement to be entered into by the BRA.

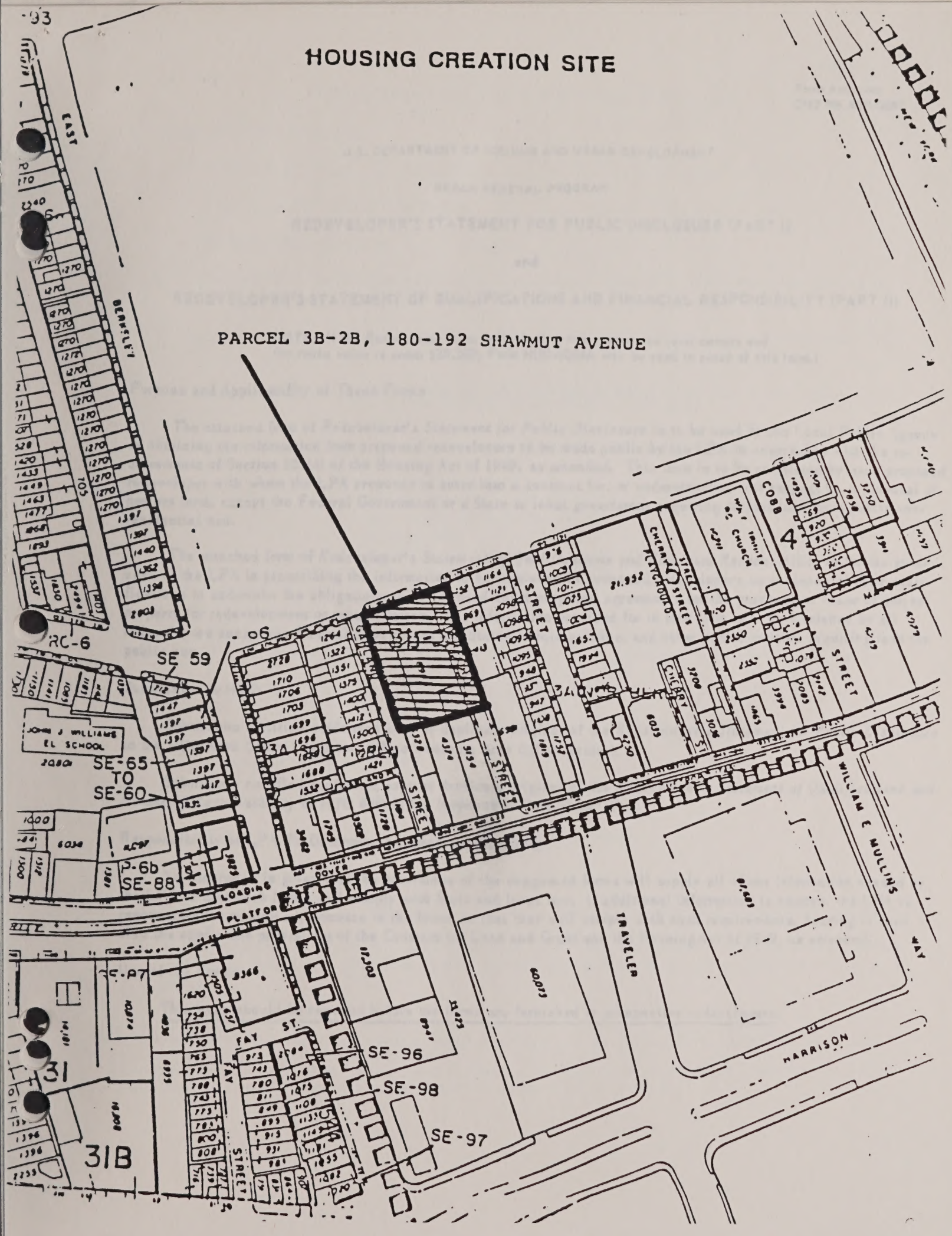
AND FURTHER
VOTED: That the Director or the Executive Director be authorized to terminate the License Agreement by and between the Boston Redevelopment Authority and Stanhope Garage Inc. dated July 29, 1981 pursuant to Section 3 of said License Agreement.

AND FURTHER
VOTED: To adopt the resolution attached hereto regarding a proclaimer of minor modification to the South End Urban Renewal Area Plan for Parcel 3B-2B, which modifications are necessary to effectuate the development of Waterford Place.

AND FURTHER
VOTED: That the Authority adopt a Confirmatory Order of taking for Parcel 3B-2B in the South End Urban Renewal Area.


EAST BOSTON
02128
LOGAN
INTERNATIO
AIRPORT
BOSTON
02101-02114
CHARLES RIVER
INNER
HARBOR
CAMBRIDGE
CHARLESTOWN
NAVAL
SHIPYARD
SITE
SOUTH BOSTON
02127
Pleasure Bay
Castle Island
050
051
052
053
054
055
JOINS MAP 37

HOUSING CREATION SITE



Form Approved
OMB No. 63R-0867

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

URBAN RENEWAL PROGRAM

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (PART I)

and

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (PART II)

(NOTE: If the Redeveloper is an individual or two persons as joint owners and the reuse value is under $30,000, Form HUD-6004A may be used in place of this form.)

Purpose and Applicability of These Forms

The attached form of *Redeveloper's Statement for Public Disclosure* is to be used by the Local Public Agency in obtaining the information from proposed redevelopers to be made public by the LPA in accordance with the requirements of Section 105(e) of the Housing Act of 1949, as amended. This form is to be completed by each proposed redeveloper with whom the LPA proposes to enter into a contract for, or understanding with respect to, a disposal of project land, except the Federal Government or a State or local government acquiring project land for a public non-residential use.

The attached form of *Redeveloper's Statement of Qualifications and Financial Responsibility* is for the guidance of the LPA in prescribing the information to be furnished by proposed redevelopers as evidence of their qualifications to undertake the obligations to be imposed under proposed agreements for the purchase or lease of project property for redevelopment or rehabilitation. The information provided for in this form is to be furnished by all redevelopers except the Federal Government and States, municipalities, and other public entities acquiring land for public use.

Submission to HUD.

Submit one certified conformed copy or duplicate original of the *Redeveloper's Statement for Public Disclosure* to the HUD Area Office (Regional Office where no Area Office exists).

Submit one certified conformed copy or duplicate original of the *Redeveloper's Statement of Qualifications and Financial Responsibility* to HUD *only* if the response to Item 8b is "Yes."

Responsibility of LPA To Determine Adequacy and Legality

No assurance is given that the provisions of the suggested forms will supply all of the information needed by the LPA or that such forms will comply with State and local law. If additional information is needed, the LPA is responsible for making adjustments in the forms so that they will comply with such requirements, bearing in mind also the applicable provisions of the Contract for Loan and Grant and the Housing Act of 1949, as amended.

Use of the Forms

This page should be removed before the forms are furnished to prospective redevelopers.

PART I

HUD-6004
(9-69)

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE [1]

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Chinese Consolidated Benevolent Association

   b. Address and ZIP Code of Redeveloper: 90 Tyler Street, Boston, MA 02111

   c. IRS Number of Redeveloper: 04-2991742

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

   Boston Redevelopment Authority
   (Name of Local Public Agency)

   in South End Urban Renewal Area
   (Name of Urban Renewal or Redevelopment Project Area)

   in the City of Boston, State of Massachusetts, is described as follows [2]

   Parcel 3B-2B
   180 - 192 Shawmut Avenue
   Boston, MA

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts

   ☐ A corporation.

   ☐ A nonprofit or charitable institution or corporation.

   ☒ A partnership known as CCBA Limited Partnership

   ☐ A business association or a joint venture known as

   ☐ A Federal, State, or local government or instrumentality thereof.

   ☐ Other *(explain)*

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization

   September 17, 1986

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

---

[1] If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

[2] Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock[1]

b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.

c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.

d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.

e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE	POSITION TITLE *(if any)* AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
Henry Szeto 10 Searle Avenue Boston, MA 02146	President
Robert Leung 9 Hudson Street Boston, MA 02111	Treasurer
Simon Choi 32 Oxford Street Boston, MA 02111	English Secretary

6. Name, address, and nature and extent of interest of each person or entity *(not named in response to Item 5)* who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper *(for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper)*:

NAME, ADDRESS, AND ZIP CODE	DESCRIPTION OF CHARACTER AND PERCENT OF INTEREST
NONE	

7. Names *(if not given above)* of officers and directors or trustees of any corporation first listed under Item 5 or Item 6 above:

NONE

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.)

---

[1] If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

N/A

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

NONE

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

N/A

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO
If Yes, explain:

N/A

c. Total amount of construction or development work performed by such contractor or builder during the last three years: $ _____.

General description of such work:

N/A

d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF CONTRACT OR DEVELOPMENT	LOCATION	AMOUNT $	DATE TO BE COMPLETED

N/A

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY	AMOUNT $	DATE OPENED
N/A		

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

N/A

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility *(other than the financial statement referred to in Item 4a)* are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We)[1] Chinese Consolidated Benevolent Association

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.[2]

Dated: March 2, 1989

Henry Szeto
Signature

Henry Szeto, President
90 Tyler Street, Boston, MA 02111
Title

Address and ZIP Code

Dated: _____

_____
Signature

_____
Title

_____
Address and ZIP Code

[1] If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..

[2] Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than $10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

* U.S. GOVERNMENT PRINTING OFFICE 1970 430-461

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

a. Total cost of any residential redevelopment. . . . . $ 5,976,440
b. Cost per dwelling unit of any residential redevelopment. . . . . $ 149,411
c. Total cost of any residential rehabilitation . . . . . $
d. Cost per dwelling unit of any residential rehabilitation . . . . . $

2. a. State the Redeveloper's estimate of the average monthly rental *(if to be rented)* or average sale price *(if to be sold)* for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL $	ESTIMATED AVERAGE SALE PRICE $
LOW INCOME		
1 BR	$675	
2 BR	798	
3 BR	1002	(707 & Section 8 rents)
4 BR	1124	Tenant only pays 25% of income for rent.
MARKET		
1 BR	750	
2 BR	1000	
3 BR	1200	

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

Heat, air conditioning, and hot water are included in the rents shown. Only domestic electricity is individually metered, and an allowance has been subtracted from the rent shown of $40 for a 1 BR, $45 for a 2 BR, $50 for a 3 BR, and $55 for a 4 BR. Parking is only a separate charge to the market units only at $50 per space per month.

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)[1] Chinese Consolidated Benevolent Association

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.[2]

Dated: March 2, 1989

Henry Szeto
Signature

Henry Szeto, President
90 Tyler Street, Boston, MA 02111
Title

Address and ZIP Code

Dated: _____

_____
Signature

_____
Title

_____
Address and ZIP Code

[1] If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

[2] Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than $10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II

HUD-6004
(9-69)

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: Chinese Consolidated Benevolent Association

   b. Address and ZIP Code of Redeveloper: 90 Tyler Street, Boston, MA 02111

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

   Boston Redevelopment Authority
   (Name of Local Public Agency)

   in South End Urban Renewal Area
   (Name of Urban Renewal or Redevelopment Project Area)

   in the City of Boston, State of Massachusetts, is described as follows:

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms?
   ☒ YES ☐ NO
   If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.
   CCBA Realty Corporation (04-2991741)
   CCBA Limited Partnership (04-2991742)
   90 Tyler Street
   Boston, MA 02111
   Subsidiary of CCBA
   Same officers as CCBA

4. a. The financial condition of the Redeveloper, as of June 30, 1988, is as reflected in the attached financial statement.
   (NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, *including contingent liabilities*, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

   b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:
   Robert M. Mulrey, CPA
   82 West Broadway
   South Boston, MA 02127

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

   See financial plan in attached Housing Creation Proposal.

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK	AMOUNT
	$

Please see attached financial plan.

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE	AMOUNT
	$

c. By sale of readily salable assets:

DESCRIPTION	MARKET VALUE	MORTGAGES OR LIENS
	$	$

7. Names and addresses of bank references: Ann Lee
Shawmut Bank of Boston, N. A.
61 Harrison Avenue
Boston, MA

8. a. Has the Redeveloper *or (if any)* the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5,6, and 7 of the *Redeveloper's Statement for Public Disclosure* and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

Please see attached description of development entity.

THE COMMONWEALTH OF MASSACHUSETTS
MASSACHUSETTS HOUSING FINANCE AGENCY
50 MILK STREET
BOSTON, MASSACHUSETTS 02109 · (617) 451-3480

MARVIN M. SIFLINGER
Executive Director

March 22, 1989

CCBA Limited Partnership
90 Tyler Street
Boston, MA 02111

RE: Waterford Place
MHFA No. 87-015-S

Gentlemen:

We are pleased to advise you that by vote of the Members adopted at a meeting held on March 14, 1989, the Agency approved an amendment to the commitment letter for the above mentioned project dated February 2, 1989. The new or modified terms and conditions of the commitment letter are as follows:

The recommitment reflects an increase in the loan amount from $4,254,184 to $4,608,022 and a decrease in the processing rate from 8.75% + .5% to 8.5% + .5%.

(1) The third paragraph on Page 1 shall be deleted in its entirety and the following shall be substituted in its place.

"MHFA will issue bonds to fund the loan to you. (These bonds are hereafter referred to as "Funding Bonds"). The Funding Bonds will be redeemed no later than thirty-seven (37) years after the date of their issue".

(2) Condition 24 shall be deleted in its entirety and the following shall be substituted in its place.

"A State Housing Assistance for Rental Production (SHARP) subsidy award in the amount of $214,491 has been set aside for this proposal, as shown on the attached mortgage application. Of this amount, $158,889 represents the base level Sharp and will accrue interest at 5% simple; the remaining $55,602 will be calculated at a market rate of interest based upon MHFA's cost of borrowing at the time of closing."

(3) Condition 38 under Special Conditions shall be deleted in its entirety.

In all other respects the commitment dated February 2, 1989, remains in full force and effect upon all the terms, provisions and conditions set forth therein.

By your acceptance below, you shall at all times save harmless and keep indemnified the said MHFA, its Members and employees against any and all claims, demands, actions, proceedings, cost and expenses by reason of or growing out of a decision by the MHFA not to fund the above-captioned project.

This amended commitment is valid only if signed and returned to this agency within 10 days of receipt.

MASSACHUSETTS HOUSING FINANCE AGENCY

Marvin M. Siflinger, Executive Director

ACCEPTED BY:

_____

DATE: _____

ATTACHMENTS: Mortgage Application including rent schedule
Board Package
Commitment Letter dated February 2, 1989

MMS/DD/cs

MEMORANDUM MAY 11, 1989

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: ANTHONY WILLIAMS, ASSISTANT DIRECTOR FOR NEIGHBORHOOD HOUSING AND DEVELOPMENT, AND
RONALD FONG, DEPUTY DIRECTOR

SUBJECT: FINAL DESIGNATION OF THE CCBA LIMITED PARTNERSHIP AS REDEVELOPER OF PARCEL 3B-2B IN THE SOUTH END URBAN RENEWAL AREA

SUMMARY: Staff recommends that the Authority grant Final Designation to the CCBA Limited Partnership as Redeveloper of South End Urban Renewal Parcel 3B-2B, located at 180-192 Shawmut Avenue, for the development of 40 units of rental housing, 26 of which will be affordable to low-income households.

Project Description

On May 21, 1987, the BRA granted tentative designation to the Chinese Consolidated Benevolent Association of New England ("CCBA") as redeveloper of Parcel 3B-2B, located at 180-192 Shawmut Avenue in the South End Urban Renewal Area. This parcel consists of 16,628 square feet of vacant land, situated across the street from the Castle Square housing development. The CCBA proposes to develop 40 rental housing units, 26 (65%) of which will be affordable to low-income households. The development, named Waterford Place, will consist of the new construction of a seven story building. To address the serious level of overcrowding that exists in Chinatown, and the urgent demand expressed by the community for family housing, the development will emphasize large-bedroom units. The unit mix consists of 10 four-bedroom units, 10 three-bedroom units, 11 two-bedroom units, and 9 one-bedroom units. Twenty-six parking spaces will be provided.

Project Finance

The total development cost of Waterford Place is $5,976,440. The CCBA has obtained commitments from two primary subsidy sources that will finance the successful development and operation of Waterford Place. The BRA and the Neighborhood Housing Trust have approved the Housing Creation Proposal submitted by Perry/Jaymont Venture ("Venture") that commits the Development Impact Project Exactions (housing linkage obligation) of $1,368,418 from the 125 Summer Street project to fund the development of Waterford Place. The Venture has also entered into a partnership agreement with

the CCBA and its subsidiary, CCBA Realty Corporation, forming a Massachusetts limited partnership known as CCBA Limited Partnership to develop the affordable housing project.

The CCBA has also received an MHFA SHARP award of $4,608,022. Tax exempt bonds have been sold by MHFA to fund both construction and permanent first mortgage financing. It is anticipated that the development will close its MHFA loan in June.

Although sufficient funds have been secured to construct the project, both the BRA and MHFA require that a sufficient construction contingency be funded in the event that construction cost overruns occur. Therefore, staff recommends that the interest earned on the escrow deposit of the Development Impact Project Exactions be used to help fund the construction contingency, and that the interest also be used to pay escrow fees. Furthermore, staff requests that the BRA forgive the purchase price on the land and convey the parcel to CCBA Limited Partnership for one dollar in order to ensure that two-thirds of the units remain affordable to low-income families.

Developer's Capacity

The CCBA, a 501 (c)(3) organization which completely owns the subsidiary CCBA Realty Corporation which in turn is the general partner of the CCBA Limited Partnership, has successfully developed subsidized rental housing in the Chinatown community. The CCBA sponsored the development of Tai Tung Village, a mixed-use project that contains 214 rental housing units, 16 commercial spaces and 110 off-street parking spaces. The CCBA most recently completed the Tremont Village project, which consists of 20 townhouse rental units that are affordable to low-income households. The CCBA has also rehabilitated the original Quincy School, an historic building of approximately 27,000 square feet, to create the Chinese Community Service Center.

City Approvals Obtained, Readiness to Proceed

The CCBA has obtained or is close to obtaining all necessary City approvals to proceed with the project. All necessary zoning relief has been obtained. BRA staff have approved the final design documents, and request approval of the final working drawings and specifications. The Transportation Department has approved the Transportation Access Plan, and BRA staff have found the Affirmative Fair Housing Marketing Plan to be in acceptable form. The CCBA has obtained all other necessary permits and approvals, and is ready to proceed with the construction of this project which is so vital to the community.

In order to proceed with the project, three additional BRA actions will be required. On July 19, 1981 the BRA entered into a License Agreement with Stanhope Garage Inc. to allow the use of Parcel 3B-2B for a parking lot. At the present time the License Agreement remains in effect. Therefore, it is recommended that

the BRA terminate the License Agreement.

Furthermore, it will be necessary to make a minor modification to the Urban Renewal Plan. The proposed change reflects the use of the parcel for residential use. The change would permit residential use in addition to the light manufacturing use presently permitted on the parcel.

Finally, it is recommended that a Confirmatory Order of taking for title perfection purposes only, not involving any acquisition of land nor award of damages, be adopted for Parcel 3B-2B.

It is, therefore, recommended that the CCBA Limited Partnership, the nominee of the tentative designee CCBA, be granted final designation as redeveloper of South End Urban Renewal Parcel 3B-2B.

An appropriate vote and resolution is attached.